

## 4.0 GENERAL REGULATIONS

Except as otherwise specified in this Bylaw, Section 4 applies to all **Zones** established under this Bylaw.

### 4.1 Use of Land, Buildings and Structures

#### 4.1.1 Non-Conforming Uses

Where the use of land, **Buildings** or **Structures** or portions thereof does not conform with this Bylaw and was lawfully used prior to the enactment of the prohibition in this Bylaw, the use of the land, **Building** or **Structure** or portion thereof may be continued as a non-conforming use subject to section 911 of the Local Government Act R.S.B.C. 1996, as amended or replaced from time to time.

#### 4.1.2 Permitted Uses

##### a) Public Uses and Utilities

The following uses are permitted in all **Zones**:

- 1) **Parks**, playgrounds, **Open Space** and Natural **Open Space**;
- 2) Public utility facilities for local transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants, electrical substations, storage yards, works yards, maintenance **Buildings**, or **Offices**) are permitted in all **Zones**, and individual **Parcels** for the facilities are exempt from minimum **Parcel Area** requirements provided that:
  - i) The location of the **Structure** or use on the **Parcel** is necessary for the safe and efficient operation of the utility;
  - ii) A **Landscape Screen** having a **Height** of not less than 2 m and a 1.5 m wide **Landscape Buffer** shall be provided along all **Parcel** boundaries, and
  - iii) Fencing having a **Height** of not less than 1.5 m shall be erected where danger to the public exists.

##### b) Secondary Suite Dwellings

A **Secondary Suite** is subject to the following regulations:

- 1) A secondary suite shall be licensed by the City of Rossland.
- 2) A secondary suite shall only be permitted within a **One Family Detached Dwelling**, but no more than one secondary suite shall be permitted.

- 3) A secondary suite shall not be permitted within a **Two Family Dwelling**.
- 4) A **Secondary Suite** has a separate entrance, either from a common indoor landing or directly from the outside.
- 5) The maximum allowable net floor area of a **Secondary Suite Dwelling** shall be 70 square meters.
- 6) Where a secondary **Dwelling** unit is permitted, a minimum area of 30 square meters of **Open Space** shall be provided per **Dwelling** unit.
- 7) A secondary suite shall be located in a **Building** and on a property which is a single real estate entity. No strata titling will be permitted.
- 8) In developing a secondary suite, the owner shall comply with all relevant requirements of the British Columbia **Building Code**

c) **Detached Secondary Suite Dwellings**

A **Detached Secondary Suite** is subject to the following regulations:

- 1) A Detached Secondary Suite shall be licensed by the City of Rossland.
- 2) The maximum allowable net floor area of a **Detached Secondary Suite Dwelling** shall be 70 square meters.
- 3) A **Detached Secondary Suite** shall not be permitted on the same parcel as a **Two Family Detached Dwelling** or a **Multiple Conversion Dwelling** or a **One Family Detached Dwelling** with a **Secondary Suite**.
- 4) Notwithstanding Section 4.1.2 (f), where a Detached Secondary Suite is constructed, either wholly or in part, in a detached private **Garage**, the **Building Height** may be increased to 6.0 m.
- 5) No more than one Detached Secondary Suite shall be permitted per parcel.
- 6) Where a **Detached Secondary Suite** is permitted, a minimum area of 30 square meters of **Open Space** shall be provided per **Dwelling** unit.
- 7) A Detached Secondary Suite and **Principal Building** must share a property which is a single real estate entity. No strata titling will be permitted.
- 8) In developing a Detached Secondary Suite, the owner shall comply with all relevant requirements of the British Columbia Building Code.

d) **Home Occupation**

A **Home Occupation** is subject to the following regulations:

- 1) A **Home Occupation** shall be licensed by the City of Rossland.
- 2) The **Home Occupation** shall not occupy more than 46 square meters of the **Dwelling** unit or **Accessory Building**, or 25% of the **Gross Floor Area** of the **Dwelling** unit, whichever is less.
- 3) No retail sales other than the sale of goods produced on the premises are permitted.
- 4) The **Home Occupation** shall be carried out within the principal **Dwelling** unit, or within an **Accessory Building**, with no external storage of materials, containers or finished products.
- 5) A **Home Occupation** shall not be permitted to have a Commercial Vehicle exceeding 5 tonnes (5,000 kgs.) gross vehicle weight (GVW), located outside an unenclosed **Building**.
- 6) Only the inhabitants of the **Dwelling** unit and three other people may carry on the **Home Occupation** on the site occupied by the principal **Dwelling** unit.
- 7) A **Home Occupation** shall not operate beyond the hours of 07:00 to 19:00 and not generate traffic congestion or parking problems with the **Municipality** or the immediate neighbourhood and shall not produce a public offence or nuisance of any kind.
- 8) A **Home Occupation** shall not involve manufacturing, welding, light industries or other uses which create a noise, vibration, smoke, dust or fume nuisance.
- 9) A **Home Occupation** shall not involve materials or products that produce flammable or explosive vapours or gases under normal City of Rossland temperature extremes.
- 10) There shall be no exterior indication that the **Building** is being used for any other purpose other than the **Dwelling**, except one **Sign** may be attached to the wall of the Principal **Dwelling** or **Accessory Building** and which shall not exceed 0.5 square meters.

e) **Bed and Breakfast Accommodation**

A **Bed and Breakfast** is subject to the following regulations:

- 1) **Bed and Breakfast Accommodation** shall be operated in a One **Family Detached Dwelling** and shall not consist of more than four (4) **Sleeping Units**;
- 2) A **Bed and Breakfast** shall be licensed by the City of Rossland
- 3) Each **Sleeping Unit** shall contain no cooking facilities;
- 4) The combined floor area of all **Sleeping Units** contained in a bed and breakfast operation shall not exceed 50% of the total floor area of the subject **Dwelling**;

- 5) The room rate includes meals served on the premises and includes the use of common living and dining areas for such guests;
- 6) The use of the Principal **Dwelling** as the Principal **Residence** of the bed and breakfast operator and;
- 7) The external appearance of a **Dwelling** containing **Bed and Breakfast Accommodation** shall be in keeping with the residential character of the surrounding neighbourhood;
- 8) Subject to Section 4.6, one sign shall be permitted on a **Parcel** advertising the bed and breakfast operation subject to the following regulations:
  - i) the **Sign** type may be either free standing or fascia;
  - ii) the only permitted **Sign** lighting is external;
  - iii) the content of the **Sign** shall be limited to the name of the bed and breakfast business and an accompanying graphic design;
  - iv) the size of the **Sign** shall not exceed 0.5 square meters.

f) **Buildings and Structures**

**Accessory Buildings and Structures** shall be permitted in all **Zones** provided that:

- 1) Not more than 3 **Accessory Buildings and Structures** shall be permitted on a **Parcel** in any **R Zone**.
- 2) The **Height** of an **Accessory Building or Structure** in any **R Zone** shall not exceed 4.5 m.
- 3) Notwithstanding the **Setback** requirements of this Bylaw:
  - i) The **Setbacks** for the vehicle entrance of private **Garages** and carports - one vehicle width - shall not be less than 0.3 meters from the **Parcel** line facing the vehicle entrance.
  - ii) Where the **Principal Building** is attached to a private **Garage** or carport, no portion of the **Principal Building** which serves a purpose other than motor vehicle storage will be permitted to encroach upon the **Setbacks** required in that **Zone**.

g) **Farmer's Market**

A **Farmer's Market** is subject to the following regulations:

- 1) A **Farmer's Market** shall be licensed by the City of Rossland.
- 2) The site of a **Farmer's Market** shall not include any permanent **Structures**.

- 3) A vendor at a **Farmer's Market** shall only display and/or sell products and foods that were made, baked or grown locally with only a limited number of non-food crafts and no imported products.

## 4.2 Temporary Uses, Buildings Or Structures

The following uses, **Buildings** or **Structures** are permitted to the extent specifically stated:

### 4.2.1 Temporary Residential Use

- a) Except on a **Parcel** in a **Zone** permitting a **Campground** use, the use of any **Parcel** or public space for camp site purposes is prohibited.
- b) Notwithstanding the provision of this section, a camp site use by not more than one trailer, truck camper, camper, tent or **Recreation Vehicle**, but not a **Mobile Home**, shall be permitted on a single detached residential **Parcel** for a stay not to exceed fourteen days.
- c) Following a stay of fourteen days or more on a single detached residential **Parcel**, a camp site use on that single detached residential **Parcel** shall not be permitted for the following five days.

### 4.2.2 Temporary Structures or Buildings

- a) Temporary **Structures** or **Buildings** for construction-related purposes connected to an active **Building** permit or application may be erected in all **Zones**, provided that:
  - 1) the temporary **Structure** or **Building** meets the requirements of the British Columbia **Building** Code, and amendments thereto;
  - 2) the temporary **Structure** or **Building** is removed within 30 days of completion of the permanent facility or 12 months after the temporary **Structure** or **Building** is erected or installed, whichever is the lesser period
- b) Temporary **Structures** or **Buildings** for any use may be erected in any **Zone** provided that:
  - 1) the use is permitted in the **Zone**;
  - 2) the temporary **Structure** or **Building** meets the requirements of the British Columbia **Building** Code, and amendments thereto;
  - 3) the use meets the parking requirements of this bylaw; and
  - 4) the temporary **Structure** or **Building** is removed within 30 days of completion of the permanent facility or 12 months after the temporary **Structure** or **Building** is erected or installed, whichever is the lesser period.

### 4.3 Conversion of Buildings

- a) **Buildings** may be converted, altered or remodeled for another use, provided that:
  - 1) The **Building Inspector** certifies that the **Building** is structurally suitable for such conversion. The owner of the parcel or **Building** to be converted may be required to provide the City with a report prepared by Structural Engineer.
  - 2) The converted **Building** shall comply with all relevant requirements of the British Columbia **Building Code** and conform to all the provisions and regulations prescribed for the zoning district in which it is located.

### 4.4 Prohibited Uses

- a) Helicopter landing facilities (except as required for emergency medical evacuations).
- b) Drive-through commercial facilities including but not limited to financial services, restaurants and other retail.
- c) Dumping and or waste disposal with the exception of managed organic waste that is being composted.

### 4.5 Regulation of the Size, Shape and Siting of Buildings and Structures

#### 4.5.1 Non Conforming Size, Shape and Siting

- a) Where the use and density of a **Building** or **Structure** conform to this Bylaw, but the size, shape or dimensions, or siting of a **Building** or **Structure** or portions thereof does not conform with this Bylaw and was lawfully constructed prior to the enactment of the prohibition in this Bylaw, the **Building** or **Structure** or portions thereof may be repaired, extended or altered, subject to section 911 of the Local Government Act R.S.B.C. 1996 and the BC **Building Code**, both as amended or replaced from time to time, provided that:
  - 1) The **Building** or **Structure** does not encroach on public property or public right of way;
  - 2) The repair, extension or alteration would, when completed, involve no further contravention of the Bylaw than that existing at the time the repair, extension or alteration was started except where the repair, extension or alteration is permitted or authorized through a **Council** approved variance.

#### 4.5.2 Siting Exceptions and Permitted Projections

When calculating the minimum required distance to an abutting lot line as required elsewhere in this Bylaw, all items attached to such building or structure

which project out from the exterior wall of such building or structure, shall be deemed to be part of such building or structure for the purpose of measurement of the **setback**.

No features shall project into the **Setback** required by this Bylaw, except the following:

- a) A **Fence** on a **Parcel** in a detached residential **Zone**, subject to section 4.7 (b) of this Bylaw.
- b) Where the prescribed **Setback** is 1.8 m or greater, steps, stairs, eaves, gutters, leaders, cornices, pilasters, belt course, sills, bay windows, chimneys or other ornamental features projecting beyond the face of a **Building** may intrude no more than 0.6 m into a required **Setback** area, provided that such reduction shall apply only to the projecting feature.
- c) Unenclosed balconies, porches, or sundecks, canopies and awnings, may intrude no more than 1.2 m into the required Front or Exterior Side **Setback** area, provided that such reduction shall apply only to the projecting feature.
- d) An at-grade **Patio** or **Terrace** constructed to an elevation not more than 0.4 m above grade.
- e) Clothesline poles
- f) Fixed external shading devices, if:
  - 1) they are, in the opinion of the **Building Inspector**, suitably designed and located in a position that provides solar rejection;
  - 2) they are cantilevered; and
  - 3) they do not project more than 1.2 m into a required **Setback** area, measured at right angles to the face of the **Building**, but in no cases are closer than 1.0 m to an Interior Side **Parcel** Line.;
- g) In multiple family residential or commercial **Zones**, an underground parking and similar **Structures** constructed entirely beneath the surface of the ground may encroach into a required **Setback** area provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster and sustain landscaping.
- h) A garden tool storage shed, greenhouse or chicken coop or other accessory building not placed on a permanent foundation, measuring not more than 3.1 m in width and 2.5 m in **Height** may intrude into the rear **setback** area where a **lane** exists, and the front and exterior side **setback** areas but is not permitted in the interior side **setback** area.
- i) Where an inside wall shared by two or more units within a **Building** for a residential use, a commercial use, or an industrial use, coincides with an Interior Side **Parcel** Line of a **Parcel** or of a strata **Parcel** shown on a registered strata plan as provided in the Strata Property Act, the **Setbacks**

for the **Principal Building** specified in this Bylaw with respect to the side **Parcel** line shall not apply.

#### 4.5.3 Height Regulation Exceptions

The following **Structures** are exempt from the **Height** limitations specified in this Bylaw and in no way shall contain or support habitable use:

- a) flag pole
- b) clothesline pole;
- c) water tower;
- d) antenna or mast for the transmission or reception of radio and television signal;
- e) chimney, smoke stack;
- f) spire, steeple, belfry;
- g) dome, cupola;
- h) monument or sculpture;
- i) industrial cranes
- j) elevator penthouses
- k) ventilation machinery, provided they are screened from view
- l) wind turbines or machines and **Accessory** mounting equipment, including racks, poles and posts.
- m) solar panels, solar collectors or other solar technology and Accessory mounting equipment, including racks, poles and posts.

#### 4.6 Consolidation of Parcels Prior to Development

Where the construction of a **Building** that will straddle two or more **Parcels** is proposed, development shall not proceed until the separate **Parcels** are consolidated to form one property with a single Certificate of Indefeasible Title.

#### 4.7 Exemption of Existing Parcels

The **Parcel Area** and **Parcel** width requirements of this Bylaw shall not apply to any **Parcel** which has an area or width less than that required by this Bylaw if such a **Parcel** was described on the official records on file in the Land Registry **Office** on or before the effective date of this Bylaw.

#### 4.8 Exemption from Minimum Parcel Area

The provisions of this Bylaw pertaining to minimum **Parcel Area** do not apply in the case where:

- a) two or more **Parcels** are to be consolidated into one **Parcel**;
- b) the **Parcel** being created is to be used solely for an unattended **Building** or equipment necessary for the operation of:

- c) a community water system;
- d) a community sewer system;
- e) a community gas distribution system;
- f) a radio or television receiving or broadcasting antenna;
- g) an air navigation aid;
- h) an electrical substation or power generating station;
- i) **Parks** or playgrounds; or
- j) any other similar public service facility or utility.

#### **4.9 Cluster, Comprehensive Mixed Use & Comprehensive Residential Development**

Where a cluster, Comprehensive Mixed Use or Comprehensive Residential Development project is proposed, a comprehensive development plan shall be prepared and may include:

- a) An application form;
- b) A letter of intent explaining the proposal;
- c) A project statistics summary sheet;
- d) An up-to-date certificate of title;
- e) Copies of documents and/or legal plans related to all easements, statutory rights-of-way and covenants;
- f) Dimensioned site plan;
- g) Dimensioned architectural drawings including floor plans with use notations, elevations, sections and potentially details;
- h) Detailed land use plan;
- i) Design guidelines, if applicable;
- j) Landscape plans including grading plans, planting plans and planting schedule;
- k) A comprehensive sign plan;
- l) A servicing plan;
- m) A phasing plan;
- n) Applicable Engineering reports;

Where a comprehensive development plan is approved in principle, a site-specific comprehensive development **Zone** shall be established that addresses matters specified in the Local Government Act for the subject site. The **Zone** may include flexible **Setback**, **Frontage** and **Parking** regulations that enable creative development clustering and settlement design. Density bonus provisions may be incorporated into the comprehensive development **zone** as an incentive for developers to incorporate greenways, **trails**, **parks** and other common **open spaces**, facilities, or amenities into the development design.

#### 4.10 Signs

Except for street identification and numbering **Signs**, traffic control devices, safety and hazard warning **Signs**, parking instruction **Signs**, political **Signs**, private sale or event **Signs** and prohibitive **Signs**, all **Signs** posted shall be in accordance with the regulations of this section.

- a) The following types of **Signs** shall not be permitted:
  - 1) Roof **Sign**;
  - 2) Flashing or Moving **Sign**;
  - 3) Animated **Sign**;
  - 4) Electronic Message Board;
  - 5) Neon **Sign**.
  - 6) Balloon **Sign**
  - 7) Vehicle **Sign**
  - 8) A **Sign** or poster placed on the wall of any **Building** or **Structure**, post, pole, **Fence** or tree, except as otherwise approved by this Bylaw
  - 9) Billboards and temporary signs with the exception of sandwich board type signs that are no higher than 1m and no wider than 1m.
- b) Subject to Section 4.9, Illuminated **Signs** shall not be illuminated from a light source within the **Sign**.
- c) In a commercial **Zone** or industrial **Zone**, business identification **Signs** are permitted provided that:
  - 1) there shall be not more than one free-standing **Sign** per **Parcel**, except where the **Parcel** is bounded by more than one **Highway**, one free-standing **Sign** shall be permitted on each **Parcel** boundary abutting a **Highway**;
  - 2) a free-standing **Signs** shall not exceed the **Height** of the **Principal Building** on that **Parcel**;
  - 3) there shall not be more than one Fascia **Sign** for each business occupying the **Parcel**;
  - 4) business identification **Signs** shall not exceed 5 square meters.
  - 5) In an industrial **Zone**, a directional **Sign** which may consist of a primary **Sign** as well as individual business identification **Signs** is permitted provided that the **Sign** shall not exceed 5 square meters, and that each individual business **Sign** shall not exceed 1 square meter.

- 6) No person shall erect or locate or cause or permit to be erected or located a **Sign** that interferes with traffic or obstructs the visibility of a traffic control device.

#### 4.11 Screening, Landscaping, Fencing and Retaining Walls

- a) As illustrated in Diagram 4.1, on a parcel abutting a highway intersection:
  - 1) No **Structures**, fences, retaining walls, screens or landscaping exceeding 1 meter in height above the established grade as measured at the centre of the intersection shall be permitted within 5.0 m of an exterior parcel corner, as defined by the intersection of an exterior side parcel line and a front parcel line;
  - 2) All screening or landscaping, including trees and other vegetation, must be trimmed so that there is no visual obstruction between 1 m and 3 m above the established grade as measured at the centre of the intersection;

**Diagram 4.1 |** Vision Clearance at Intersections (Sight Triangles)



- b) In any residential, commercial, public, institutional, park and open space or CD zone, a fence:
  - 1) must not exceed a height of 1.3 m when sited to the front of the front face of a **Building**;
  - 2) must not exceed a height of 1.9 m when sited to the rear of the front face of a **Building**.
- c) In any industrial zone, a fence must not exceed a height of 3.0 m.
- d) Materials used in the construction of a fence are limited to wood, masonry materials (excluding poured concrete and interlocking concrete blocks), metal, pre-cast manufactured perforated or decorative concrete blocks or panels, and any combination thereof.

- e) Barbed wire, razor wire and similar materials are prohibited in all **Zones** on fences, **Buildings** or otherwise, except in industrial **Zones** where the wire is located on a fence above a height of 1.9 m.
- f) Retaining walls on all **parcels**, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from the base of the wall, and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m horizontal separation between them up to a maximum of 2 retaining walls.
- g) Notwithstanding Section 4.11 (f), and where a topographic survey and elevations of the subject lot and **Structures**, showing adjacent affected lots, are prepared in advance, demonstrating that:
  - 1) the adjacent properties are not adversely affected in regard to overshadowing, sightlines or safety; and
  - 2) the appearance of the subject retaining wall is generally compatible with the traditional streetscape; (eg. Masonry systems, natural finishes, staining, vegetative/landscape screening).
- h) the **Building** inspector may permit a higher retaining wall, up to a maximum of 2.4 m or may permit multiple (more than 2) retaining walls.
- i) Interlocking concrete blocks (lock blocks) used in the construction of a retaining wall are not permitted in residential **Zones**.
- j) Subject to Section 4.11 (a), the combined height of a fence on top of a retaining wall at the property line or within 1.2 m of the property line shall not exceed 1.9 m.
- k) Subject to Section 4.11 (a), on a **Parcel** located within multiple family residential, commercial, industrial, public, institutional, park and open space or CD **Zone**, a landscape screen having a height of not less than 2.0 m shall be provided to screen from view all outdoor storage areas, including refuse, waste and recycling container storage areas.
- l) Subject to Section 4.11 (a), on a **Parcel** located within a commercial, industrial or public, institutional, park and open space **Zone**, a landscape screen having a height of not less than 2.0 m and a landscape buffer of not less than 1.5 m wide shall be provided along all parcel boundaries abutting a residential **Zone**.
- m) On a **Parcel** located within a multi-family residential, commercial, industrial public, institutional, park and open space or CD **Zone**, any part of such **Parcel** which is not used for **Buildings**, exterior display areas, parking or loading facilities shall be properly maintained as an **Open Space** area in a permeable state.
- n) On a **Parcel** located in a detached residential **Zone**, a minimum of 30% of the total surface area of such **Parcel** shall be properly maintained as an **Open Space** area in a permeable state.

- o) All screening, landscaped buffers or other landscaped areas required by this bylaw are required to abide by the *BC Weed Control Act*. No parcel shall feature plants identified in the *Act* as invasive or noxious in BC or the Kootenay region.

#### 4.12 Riparian Area Regulations

- a) The Rossland Official Community Plan (OCP) Bylaw No. 2425, 2008, establishes Development Permit Areas and Development Permit guidelines in which best management requirements are provided for the site design, construction and post-construction of **Buildings** and **Structures** in relation to all riparian areas, streams, ravines and other ecologically sensitive areas. Such requirements will take precedence over any **Setback** or other requirements contained in this Bylaw for **Principal** and **Accessory Buildings** and **Structures**.

#### 4.13 Lighting

- a) Any outdoor lighting for any development on a **Parcel** shall be located, arranged and shielded so that no direct rays of light are oriented upwards, shine beyond the boundaries of the **Parcel** or interfere with the effectiveness of any traffic control device.
- b) No flashing or blinking exterior lighting shall be permitted.
- c) No exterior neon lighting shall be permitted in residential **Zones**.
- d) All direct and ambient lighting shall be shielded in residential **Zones** so as to not shine beyond the boundaries of the lot.
- e) Site areas with public access shall be lit in keeping with the principles of crime prevention through environmental design and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent **Buildings**, streets, parking areas and walkways.

#### 4.14 Animal Proof Enclosures and Containers

- a) Within all zones, if refuse, recycling or other waste containers are to be stored outdoors, such containers shall be **Animal Proof Containers** or stored in an **Animal Proof Enclosure**.
- b) Animal-Proof Containers must be:
  - 1) designed of a sufficiently strong material to prevent animals from chewing, battering or crushing the container;
  - 2) designed to be to sufficiently stable or secured to a solid, stationary base to prevent tipping it over by large animals;
  - 3) constructed from corrosion resistant materials to prevent rust and ensure long product life; and
  - 4) tested and certified animal-proof by an independent third party organisation.

- c) With the lids, doors and latches:
  - 1) designed to be tight to reduce odours; recessed and self-closing;
  - 2) designed to be animal proof (i.e. claws unable to reach the latch trigger mechanism); and
  - 3) designed to be sufficiently strong such that they cannot be pried open by animal claws.
- d) In multiple family residential, commercial, industrial, public, institutional, park and open space or **CD Zone**, any refuse, recycling or other waste containers and/or enclosures, must be screened from view to the extent outlined in Section 4.7.

#### 4.15 Hillside Terrain

- a) For development on **Hillside Terrain**, applicants may be required to submit to the City a report prepared by a Geotechnical Engineer prior to any removal of trees, slope alteration, or other parcel work as well as provide innovation in the design for roads and **Structures** with an emphasis on slope stability and minimizing cut and fill.
- b) Alternative development standards may be applicable for these parcels.

#### 4.16 Snow Management

- a) Rooflines shall be designed so as not to deposit snow on parking areas, trash storage areas, stairways, decks and balconies, or entryways. Secondary roofs, snow clips, and snow guards should be utilized to protect these areas from roof snow shedding if necessary.
- b) No owner, occupant or manager of any real property or improvement thereon shall allow or permit ice or snow to accumulate on the roof or any other part of the **Structure** or **Building** owned, occupied or managed by him or her where the accumulated ice or snow constitutes a hazard or reasonable possibility of sliding off the **Building** onto an adjacent property or any sidewalk, street, alley, public way, park or any other publicly used way.